

FOR SALE

DeNovo Coffee

\$999,900

6.00% CAP

520 W. Main Street

Tomball, TX 77375



Larry Cedillo

Principal

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EXCLUSIVELY MARKETED

DeNovo Coffee (Tomball, TX)



COMMERCIAL
TEAM

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INVESTMENT HIGHLIGHTS

DeNovo Coffee (Tomball, TX)

STRONG TRAFFIC COUNTS

- Traffic counts of (22,000+ VPD) per day on the going to work side of road leading directly to and from Hwy 249.

IMMEDIATELY SURROUNDED BY MAJOR COMMUNITIES

- Property sits right outside of suburban communities and is surrounded by schools, residential, and business. Local schools include Tomball Independent, Tomball Elementary School, Tomball High School, Concordia Lutheran High School, Star Academy, Lone Star College - Tomball.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2000 Population	5,095	12,238	34,264
2010 Population	5,169	15,843	69,228
2024 Population	6,324	24,044	118,412
2029 Population	6,712	25,712	122,488
2024-2029: Population:			
Growth Rate	6.00%	6.75%	3.40%

2024 Household Income

Average HH Income	\$73,180	\$117,235	\$138,981
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2000 Total Housing	2,260	5,036	12,748
2010 Total Housing	2,184	6,014	23,609
2024 Total Housing	2,678	9,110	40,124
2029 Total Housing	2,889	9,886	42,201
2024-2029: Households:			
Growth Rate	7.65%	8.25%	5.05%

INVESTMENT | LANDLORD RESPONSIBILITIES

- Limited Landlord Responsibilities – Tenant to Pay Tax, Insurance, and Maintenance.
- 10 Year Original Lease Term starting Oct. 2024
- Property was Built in 2016 and has Operated as a DeNovo Coffee since then.
- The Lease Features Attractive Rental Increase of 10% Every 5 Years and Increase of 10% on Lease Option.
- Triple Net Lease that provides as a hedge against inflation.

EXPERIENCED OPERATOR

- Store has been open for several years and has the original location in nearby Spring Area.
- Every Day is a New Day at DeNovo coffee. DeNovo Coffee opened in May of 2015 at the Spring location with the idea bringing customers a special delicious cup of coffee, made with lots of love, and from loveable people. They eventually opened Tomball in 2017 and are now looking to expand further via Franchising.



INVESTMENT HIGHLIGHTS

DeNovo Coffee (Tomball, TX)



SALES NOTES

Cross Capital Realty is pleased to offer for sale, a recently built DeNovo Coffee drive-thru/pickup (the "property") located in Tomball, Texas (Houston-MSA).

DeNovo Coffee operates a triple net lease structure that features ten years of primary lease term, ten percent (10%) rental increases every five years, minimal landlord responsibilities, and one 5-year renewal options.

This offering presents the great opportunity to acquire a drive-thru/pickup asset within the well established community of Downtown Tomball, and growing retail corridor located with excellent access and visibility along F. M. 2920 / W. Main Street (22,000 VPD) that occupies 150 feet of frontage and quick access to Hwy 249. The property occupies a 0.4821-acre site and currently leased to DeNovo Coffee, successful occupiers since 2017.

Ideally set in a large retail corridor, the property is surrounded by major area employers including, Lone Star College-Tomball and Tomball Independent School District. The site greatly benefits from its proximity less than one mile from HCA Houston Healthcare Tomball.

118,412 residents live within five miles of the property, a 70% increase since 2010, demonstrating Tomball's rapid growth. Excellent average annual household income of \$138,981 within a five-mile radius.

INVESTMENT HIGHLIGHTS

- For sale, a recently built DeNovo Coffee drive-thru/pickup in Tomball, TX (Houston-MSA).
- 10% rental increases every five years in initial term and option periods
- Nestled in Downtown Tomball along W. Main Street attracts a daily traffic count of 22,000+ cars passing.
- The building is a 609 square feet drive through facility of which operations commenced for during Q3 of 2017.
- Demographics in the trade area are very strong: the 3-mile average household income is \$117,235.
- Highly Functional Footprint featuring Drive-Thru Component
- Site situated in the heart of Tomball, Texas, a rapidly growing suburb of Houston.
- Offer for sale, the fee simple interest in a recently built DeNovo Coffee drive-thru/pickup located in Tomball, Texas.



FINANCIAL SUMMARY

DeNovo Coffee (Tomball, TX)

PRICING SUMMARY

Property Name (Tenant)	DeNovo Coffee
Property Address	520 W Main St, Tomball, TX 77375
Price	\$999,900
CAP Rate	6.00%
Initial NOI / Rent	\$60,000
Approx. Building Size	609 SF
Approx. Lot Size	0.4821 AC
Floor area ratio (FAR)	.029
Year Built	2016

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Population	6,324	24,044	118,412
2024 Median HH Income	\$54,069	\$83,221	\$104,543
2024 Average HH Income	\$73,180	\$117,235	\$138,981



LEASE SUMMARY

Tenant	DeNovo Coffee
Number of Locations	2 (two)
Lease Type	Fixed w/ option to extend
Lease Commencement	2024
Lease Expiration	2034
Original Term	10 yr
Option Term	5 yr
Increases on Option	10%
Landlord Responsibilities	Property Damages
Tenant Responsibilities	Bldg. / utilities / taxes / ins.
Lease Term Remaining	10 yr



RENT SUMMARY

DeNovo Coffee (Tomball, TX)

RENT SCHEDULE

Term	Year	Lease Start	Lease End	Rent Per Year	Rent Per Month	Increases
Initial	1	Oct. 2017	Sept. 2018	\$48,840	\$4,070	
Initial	2	Oct. 2018	Sept. 2019	\$48,840	\$4,070	
Initial	3	Oct. 2019	Sept. 2020	\$48,840	\$4,070	
Initial	4	Oct. 2020	Sept. 2021	\$48,840	\$4,070	
Initial	5	Oct. 2021	Sept. 2022	\$48,840	\$4,070	
Initial	6	Oct. 2022	Sept. 2023	\$48,840	\$4,070	
Initial	7	Oct. 2023	Sept. 2024	\$48,840	\$4,070	
Initial	8	Oct. 2024	Sept. 2025	\$60,000	\$5,000	
Initial	9	Oct. 2025	Sept. 2026	\$60,000	\$5,000	
Initial	10	Oct. 2026	Sept. 2027	\$60,000	\$5,000	
Initial	11	Oct. 2027	Sept. 2028	\$60,000	\$5,000	
Initial	12	Oct. 2028	Sept. 2029	\$60,000	\$5,000	
Initial	13	Oct. 2029	Sept. 2030	\$66,000	\$5,500	10%
Initial	14	Oct. 2030	Sept. 2031	\$66,000	\$5,500	
Initial	15	Oct. 2031	Sept. 2032	\$66,000	\$5,500	
Initial	16	Oct. 2032	Sept. 2033	\$66,000	\$5,500	
Initial	17	Oct. 2033	Sept. 2034	\$66,000	\$5,500	

OPTION TERM

Term	Year	Lease Start	Lease End	Rent Per Year	Rent Per Month	Increases
Option	1	Oct. 2034	Sept. 2035	\$72,600	\$6,050	10%
Option	2	Oct. 2035	Sept. 2036	\$72,600	\$6,050	
Option	3	Oct. 2036	Sept. 2037	\$72,600	\$6,050	
Option	4	Oct. 2037	Sept. 2038	\$72,600	\$6,050	
Option	5	Oct. 2038	Sept. 2039	\$72,600	\$6,050	

PROPERTY PHOTO

DeNovo Coffee (Tomball, TX)

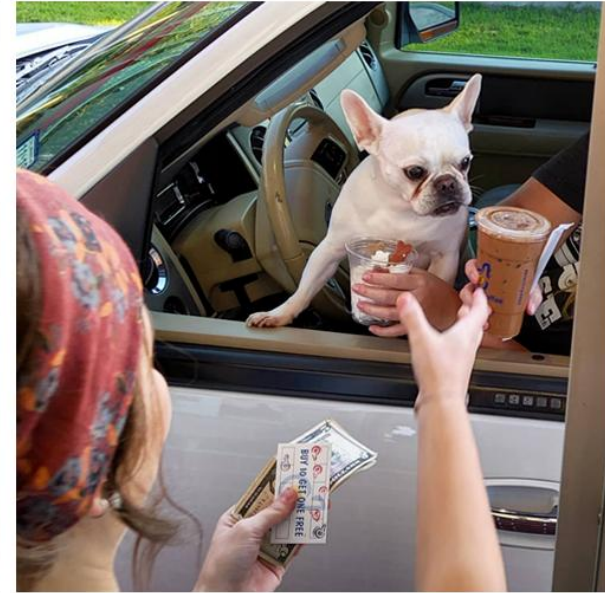


PROPERTY PHOTO
DeNovo Coffee (Tomball, TX)



TENANT SUMMARY

DeNovo Coffee (Tomball, TX)



LOCATIONS

Spring
4880 Louetta Road
Spring, TX 77388

Tomball
520 W Main Street
Tomball, TX 77375

DESCRIPTION OF DENOVO COFFEE

- DeNovo Coffee is a specialty drive through coffee founded in Spring, Texas since May 2015 by co-owners Caleb Tommasini and Nolan Holland.
- Every Day is a New Day at DeNovo coffee. DeNovo Coffee opened in May of 2015 at the Spring location with the idea bringing customers a special delicious cup of coffee, made with lots of love, and from loveable people. They eventually opened Tomball in 2017 and are now looking to expand further by Franchising.
- DeNovo offers an array of hot and iced coffee beverages, including mochas, lattes and breves, as well as smoothies, shakes and raptors (their original energy drinks). DeNovo even has your kids covered with smoothies, shakes and hot chocolate available in a mini size. Have your dog in the car with you? DeNovo will give them a free puppy latte (whipped cream in a cup with a couple of small milk bones dog biscuits in it).
- DeNovo Blends start off with a premium quality Honduran bean, this gives our espresso a good bold body to start off with. We then use brighter coffees from Central American countries such as Guatemala and Costa Rica to bring out some amazing flavors in their drinks.

LOCAL MARKET

DeNovo Coffee (Tomball, TX)

Welcome to

Tomball

experience the vibrant charm of Tomball, Texas. Nestled in the heart of the Lone Star State, Tomball is a city rich in history, culture, and southern hospitality. Explore our beautiful parks, bustling downtown, and exciting events that make Tomball a unique destination for visitors of all ages. Whether you're looking for family-friendly activities, romantic getaways, or adventurous outings, Tomball has something for everyone. Discover the best dining, shopping, and entertainment options, and let us guide you through the hidden gems of our beloved city. Come and experience the warmth and spirit of Tomball – where traditions are celebrated and new memories are made.



Less than an hour's drive from Houston's downtown district, Tomball, Texas is home to the best activities — it could hardly be a richer, more vibrant, or more popular destination. Regardless of the season, locals and visitors to Tomball, Texas will find a long and interesting list of attractions, events, and activities to suit nearly every age and interest.

From history and nature, to fun-filled festivals, live music, sports, unique shopping and award-winning mom-and-pop restaurants, Tomball is at the center of it all. Make plans to visit a community that treats you like family in a place that feels like home. Tomball is hub for your for your fun-filled getaway to southeast Texas!



In the Houston area and beyond, a Tomball festival is always a don't-miss event. These award-winning fêtes take place from March through December in the heart of Downtown Tomball.

AERIAL MAP

DeNovo Coffee (Tomball, TX)

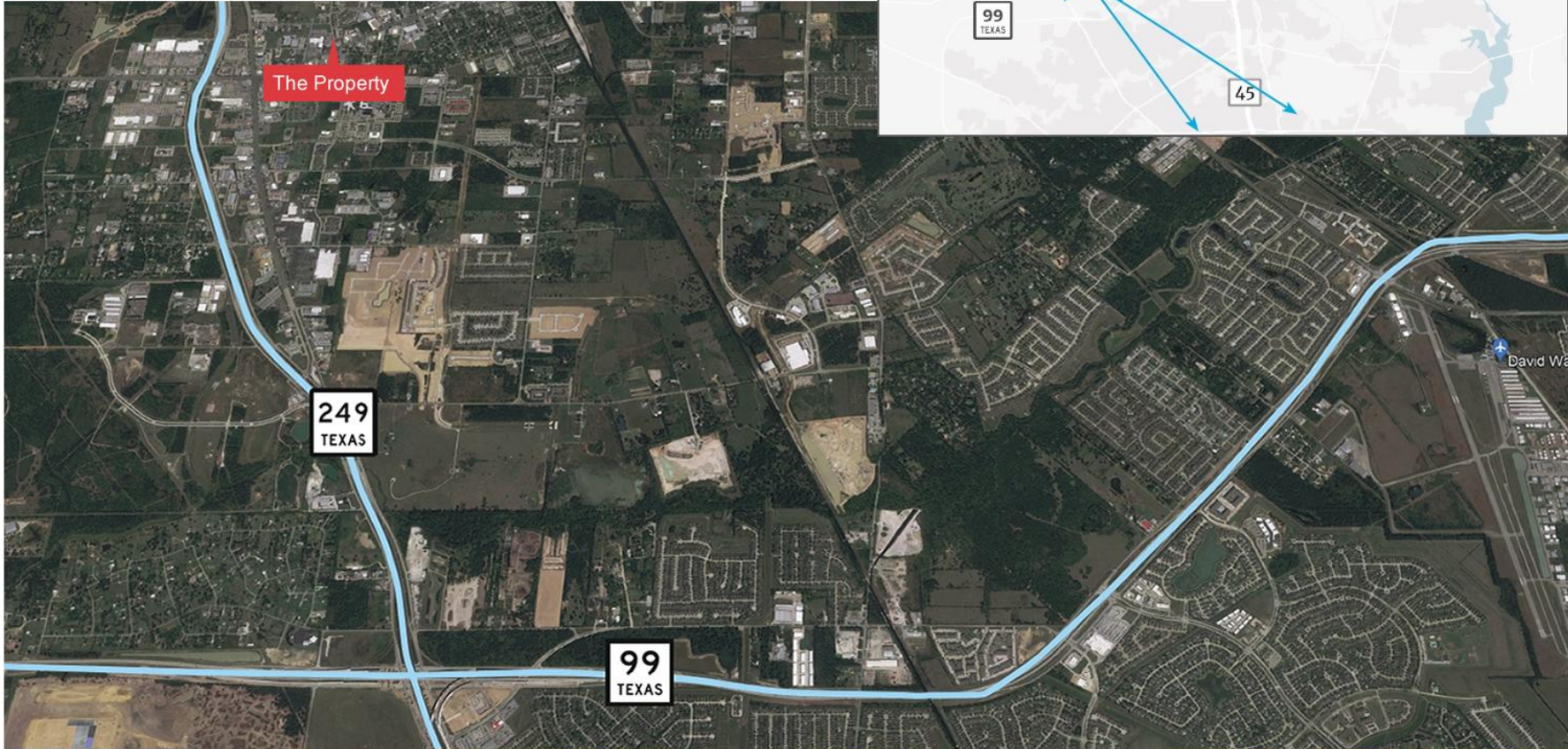


LOCATION MAP

DeNovo Coffee (Tomball, TX)

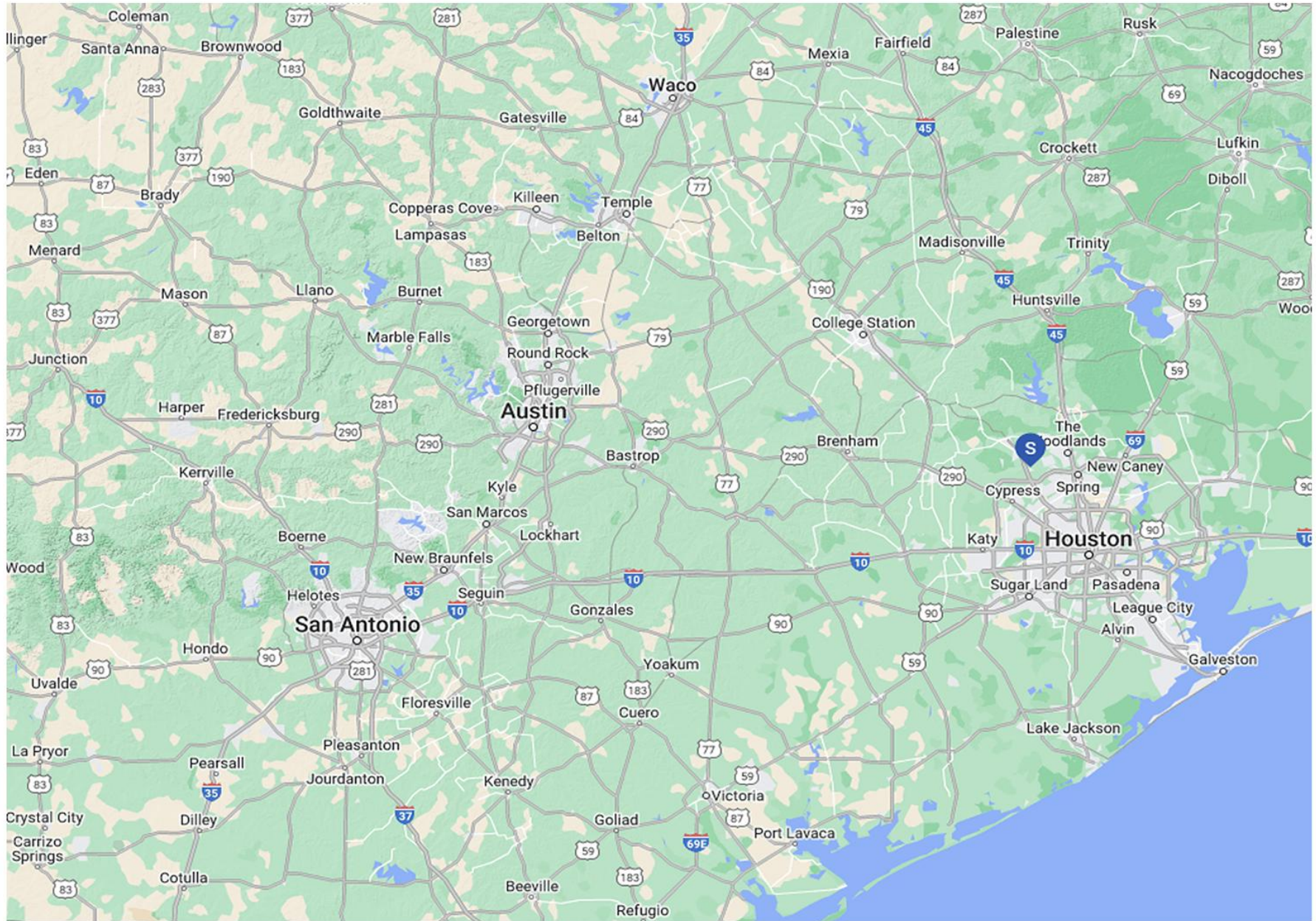
Distances to Major Destinations

State Highway 249	2 minutes / 1.1 mile
Grand Parkway	3 minutes / 3.1 miles
Beltway 8	15 minutes / 12.6 miles
Bush Intercontinental Airport	34 minutes / 28.9 miles
Conroe	34 minutes / 31.5 miles
The Woodlands	24 minutes / 20.4 miles
I-45	23 minutes / 20.1 miles



REGIONAL MAP

DeNovo Coffee (Tomball, TX)





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

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Designated Broker of Firm	License No.	Email	Phone

<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date